

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD**  
**Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**  
**Minutes of Regular Meeting**  
**August 8, 2011 @ 1:30 p.m.**

**Call to Order**

**Chair Hess** called the meeting to order at 1:28 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

**Roll Call**

**PRESENT**

Paula Hess  
Michael Gravesen  
Michael Brown  
James Marshall  
Brenda Bossman

**ABSENT**

**ATTENDING**

Derek Rooney, Assistant County Attorney  
Gayle Moore, Recording Secretary

**APPROVAL OF MINUTES**

The minutes of July 11, 2011 were approved as circulated.

**ANNOUNCEMENTS**

The oath was administered, whereupon the meeting commenced.

**PETITIONS**

**Medical District**

**Citizens' Master Plan**

**Legislative**

**Commission District VI & V**

Pursuant to 163.360(4), Florida Statute, review Medical District Citizens' Master Plan and provide any recommendations as to its conformity with the County Comprehensive Plan.

**Staff Presentation**

**Jim Fendrick, Concurrence Manager**, presented the Citizens' Master Plan for the Medical Arts District, with a recommendation that, pursuant to 163.3604, F.S., the Board review and make any recommendations as to its conformity with the County's Comprehensive Plan. He then provided a brief review of the status of the matter.

**Questions for Staff**

*None.*

**Public Input**

*None.*

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

***Minutes of Regular Meeting*** Continued

***August 8, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

**Discussion**

**Chair Hess** complimented the work that had been done in creating the Plan itself; she also noted, based on her prior experience with a CRA in Punta Gorda which also has tax-increment financing, that Section 4 would be vital to the success of the plan, and that she hoped the Commission would pass it with that section included.

**Mr. Gravesen** asked if there had been any communication with FDOT on the gateway; **Mr. Fendrick** said that there were on-going talks in progress with the agency. **Mr. Gravesen** noted that Charlotte Harbor had wanted to do a gateway in the median and FDOT had said no to that idea.

**Chair Hess** asked for the planned sequence of actions, if the Board approves the matter; **Mr. Fendrick** described the current and on-going initiatives, and also the larger efforts that will kick in once the Plan is approved, including neighborhood watch, code compliance, economic development and the land use regulations.

**Assistant County Attorney Derek Rooney** provided guidance as to the form of the motion and mentioned the Resolution which had been prepared for the signature of the Chair.

**Recommendation**

**Mr. Gravesen** moved that based on the staff report, the Planning and Zoning Board finds the community plan for the Medical District CRA to be in compliance with Charlotte County's Smart Charlotte 2050 Comprehensive Plan, second by **Mr. Marshall** and carried by a unanimous vote.

**Z-11-06-12**

**Quasi-Judicial**

**Commission District III**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Commercial Intensive (CI), for property located at 2581 McCall Road (S.R. 776), in the Englewood area, containing 0.66± acres; Commission District III; Petition No. Z-11-06-12; Applicant: Phillip Timlin; providing an effective date.

**Staff Presentation**

**Jie Shao, Planner III**, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated July 22, 2011 and the evidence presented at the public hearing on the application.

**Questions for Staff**

*None.*

**Public Input**

*None.*

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

**Discussion**

**Chair Hess** said she thought the standard buffering required between the subject site and the neighboring mobile home park would be sufficient; **Mr. Marshall** asked if there were currently any plans to build anything there, but **Ms. Shao** did not know of any.

***Minutes of Regular Meeting*** Continued

***August 8, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

**Recommendation**

**Ms. Bossman** moved that application **Z-11-06-12** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated July 22, 2011, along with the evidence presented at today's meeting, second by **Mr. Gravesen** and carried by a unanimous vote.

**PA-10-08-22**

**Legislative**

**Commission District IV**

An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, for an amendment to FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Office and Institutional (OI); for property located at 16954 Toledo Blade Boulevard, in the Port Charlotte area, containing 0.7± acres; Commission District IV; Petition No. PA-10-08-22; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

**Z-10-08-23**

**Quasi-Judicial**

**Commission District IV**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial Neighborhood (CN) to Office, Medical, and Institutional (OMI), for property located at 16954 Toledo Blade Boulevard, in the Port Charlotte area, containing 0.7± acres; Commission District IV; Petition No. Z-10-08-23; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

**Staff Presentation**

**Jie Shao, Planner III**, presented the findings and analysis of the petitions with a recommendation of *Approval*, based on the reasons stated in the staff report dated July 22, 2011 and the evidence presented at the public hearing on the application.

**Questions for Staff**

*None.*

**Public Input**

*None.*

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

**Discussion**

**Chair Hess** agreed with the staff report and found that the matter was in compliance with the Comprehensive Plan.

**Recommendation**

**Mr. Marshall** moved that application **PA-10-08-22** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated July 22, 2011, along with the evidence presented at today's meeting, second by **Ms. Bossman** and carried by a unanimous vote.

**Mr. Marshall** moved that application **Z-10-08-23** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated July 22, 2011, along with the evidence presented at today's meeting, second by **Ms. Bossman** and carried by a unanimous vote.

**Chair Hess** commented on and signed the Resolution regarding the Citizens' Master Plan. There being no further business to come before the Board, meeting was adjourned at 1:47 p.m.